



Adamsrill Road SE26
£625,000

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In general

- Beautifully presented Victorian Freehold house
- Extended kitchen dining room
- South West facing private garden
- Good sized reception with bay window
- Superb family bathroom
- Utility room and WC
- 3 bedrooms
- Very close to Mayow Park
- Great transport links

In detail

An attractive and beautifully presented three bedroom, Victorian home, positioned close to Mayow Park, good local schools and great transport links.

Extended and upgraded, the current owners have created a light filled contemporary home with beautiful period detailing throughout. The living space comprises a reception with large square bay window and shutters, a kitchen dining room with superb entertaining space and wonderful natural light flooding through the Velux windows and French doors. Upstairs are three bedrooms and a gorgeous bathroom with free standing bath.

To the rear of this warm and inviting home is a beautifully landscaped south west facing garden, with an established Wisteria and a large flagstone patio; a perfect setting for alfresco dining and relaxing.

Adamsrill Road is a pretty and tree lined street close to Sydenham and Forest Hill Overground, Mayow Park and the lovely Green and Brown café, as well as a wealth of shopping facilities along the high street. EPC-D



Floorplan

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Approximate Gross Internal Area

Ground Floor = 48.6 sq m / 523 sq ft

First Floor = 44.9 sq m / 483 sq ft

Total = 93.5 sq m / 1006 sq ft



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Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		67 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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